

BP Business Park Concepts

Purpose Statement

This district is designed for uses that primarily include administrative and professional offices, commercial industrial, research and development oriented light industrial, light manufacturing, and non-polluting industries. Uses in this district need good access to arterial level thoroughfares, but have relatively low traffic generation and require limited location identification.

The development of business parks will be in a campus like setting with structures grouped and clustered, and will be heavily landscaped to minimize the impacts of business park uses and associated parking areas on adjacent properties and public roadways. Impacts of the uses will be limited through buffering and architecture of the buildings.

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**

Zoning Area

Minimum BP zoning area is 5 acres

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**

Building Height

Section 7.2.H.2 Single Family Protection applies

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Setbacks

Minimum building setback from ROW: 50 feet (applies to buildings located around the perimeter of the business park development only)

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Minimum parking setback from ROW: 30 feet (applies to parking located at the periphery of the development)

- **UDO Article 7.3.C.8 Off-Street Parking Standards – Dimensions and Access**

Setbacks to interior property lines and streets within the development, standard setbacks would apply

- **UDO Article 5.4 Non-Residential Dimensional Standards**

Architectural Standards

Compliance with the Non-Residential Architectural Standards is required. NRA applies to structures located along the periphery of the zoning district. All other interior buildings located within the zoning district are exempt.

- **UDO Article 7.10.A Applicability**

All processes and business activity are to be conducted inside buildings (Exception for Commercial Gardens)

- **UDO Article 5.3.F Non-Residential Zoning Districts – Business Park (BP)**
- **UDO Article 6.4.D.2 Specific Use Standards – Commercial Garden/Greenhouse/Landscape Maintenance**
- **UDO Article 11 Definitions – Commercial Garden**

Signs

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Low profile signs – One per structure is permitted.

- **UDO Article 7.5.C Summary of Permitted Signs**
- **UDO Article 7.5.F Sign Standards**
- **UDO Article 7.5.R Low Profile Signs**

Additional Standards

When property is adjacent to single-family use, zoning, or future land use and character designation, the following shall also be required:

- Buffer width and required plantings shall be doubled for property lines adjacent to single-family residential zoning or development.
 - **UDO Article 7.7.F Minimum Buffer Standards – Table and Notes**
 - **UDO Article 7.7.F.1 Minimum Buffer Standards – Buffer Yards**
- Consolidated sanitation services are required and shall be located furthest from the single-family.
 - **UDO Article 7.8.C.12 Solid Waste - Guidelines**
- Parking lot lighting may not exceed the height of the building to which it principally relates, with a maximum height of 20 feet.
 - **UDO Article 7.11.C.3 Outdoor Lighting Standards – Specific Lighting Requirements**

Allowed Uses

- **UDO Article 6.3.C Use Regulations – Use Table**

Educational Facility, Primary & Secondary

Educational Facility, Vocational / Trade

Government Facilities

Parks

Places of Worship

Commercial Garden / Greenhouse / Landscape Maint (P*)

Funeral Homes

Offices

Printing / Copy Shop

Radio / TV Station / Studios

Sexually Oriented Business (SOB) (P*)

Wholesales / Services

Industrial, Light

Scientific Testing / Research Laboratory

Storage, Outdoor – Equipment or Materials (P*)

Utility (P*)

Warehousing / Distribution (CUP)

Wireless Telecommunication Facilities –Intermediate (P*)

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Major (CUP)

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

Wireless Telecommunication Facilities –Unregulated

- **UDO Article 6.4.X.3 Specific Use Standards – WTF Permitted Locations**

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Other Related Articles Revised:

- UDO Article 1.10.B Transitional Provisions – Zoning Districts
- UDO Article 4.1 Establishment of Zoning Districts
- UDO Article 7.13.B.1 Traffic Impact Analyses – Trip Generation Rates